



An  
Bord  
Pleanála

**Board Direction**  
**BD-001965-18**  
**ABP-302238-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

The Board decided to refuse permission for the following reasons and considerations.

#### **Reasons and Considerations**

The proposed development, by reason of its design, scale and bulk would form a visually prominent and obtrusive feature, would have a dominating impact on the streetscape and would set a precedent for further inappropriate haphazard development in the vicinity of the site. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would fail to integrate in a satisfactory manner with the existing built development in the area and would form a discordant feature on the streetscape, and therefore would not be in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 13/12/2018

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Michelle Fagan